

# **SWEETWATER**

## *Sweetwater Community Planning Area*

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2000 Census Population: 12,951

Community 2020 Target: 16,303

Working Copy Population: 15,250

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### **KEY ISSUES IDENTIFIED AT 10 COMMUNITY WORKSHOPS AND MEETINGS:**

- Impacts to community character from rapid development in the City of Chula Vista.
- Environmental impacts from the alignment and construction of the SR-125 toll road.
- Community desire to be removed from the City of Chula Vista's sphere of influence.
- Annexations have physically divided the community and resulting development has ignored community character.
- As the number of commuters in surrounding jurisdictions has increased, local roads have become congested with regional traffic.

### **CONCEPTS AND CRITERIA USED IN CREATION OF MAP:**

#### **Regional Categories (Structure):**

- The traditional services provided by a village core are located in the adjacent city of Chula Vista.
- Village Core and Village densities reflect existing commercial designations and development patterns.
- Semi-Rural areas reflect the existing patterns of development.
- Rural area consists of floodplain and sensitive habitat along the Sweetwater River.

**Land Use Distribution Criteria:**

- Recognized existing patterns of development and land uses. Very few changes in density were made because the residential areas are largely developed.
- Recognized existing land ownership – over half of the community planning area is designated public/semi-public lands.
- Low densities were assigned to lands within the rural area surrounding the Sweetwater River.

**ADVISORY GROUP RECOMMENDATIONS:****Interest Group:**

- No major issues identified.

**Planning Group:**

- No major issues identified.